

099.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

689,800 /

USE VALUE:

689,800 /

689,800

ASSESSED:

689,800 /

689,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MELVIN RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	UBERTI EZIO/ETAL	
Owner 2:	STEWART EILEEN R	
Owner 3:		

Street 1:	19 MELVIN ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	
Twn/City:	

St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION	Sales Information	Tax District	Parcel ID	Pat Acct.
This parcel contains 7,356 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.			099-0-0003-0002.0	8021!

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family			7356		Sq. Ft.	Site		0	70.	0.87	4									448,475						448,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7356.000	241,000	300	448,500	689,800		64441
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,100	300	7,356.	448,500	689,900	689,900	Year End Roll	12/18/2019
2019	101	FV	206,900	300	7,356.	448,500	655,700	655,700	Year End Roll	1/3/2019
2018	101	FV	206,900	300	7,356.	384,400	591,600	591,600	Year End Roll	12/20/2017
2017	101	FV	206,900	300	7,356.	358,800	566,000	566,000	Year End Roll	1/3/2017
2016	101	FV	206,900	300	7,356.	307,500	514,700	514,700	Year End	1/4/2016
2015	101	FV	205,900	300	7,356.	275,500	481,700	481,700	Year End Roll	12/11/2014
2014	101	FV	205,900	300	7,356.	255,000	461,200	461,200	Year End Roll	12/16/2013
2013	101	FV	205,900	300	7,356.	243,100	449,300	449,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD MARK/	24955-130		10/28/1994		213,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/29/2011	636	New Wind	2,000					REPL 1 WINDOW	10/9/2018	MEAS&NOTICE	CC	Chris C
10/2/2008	1260	Alterati	3,950	C		G10	GR FY10	SMALL GABLE ROOF O	6/16/2009	Info Fm Prmt	BR	B Rossignol
									4/23/2009	Meas/Inspect	189	PATRIOT
									12/21/1999	Measured	256	PATRIOT
									12/3/1999	Inspected	264	PATRIOT
									11/9/1999	Mailer Sent		
									9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 64441

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 22:36:47

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

10/16/18 10:26:36

apro

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																
Type:	19 - Ranch	1		Full Bath:	1	Rating:	Average	BSMT SINK.																																																																																				
Sty Ht:	1 - 1 Story			A Bath:		Rating:																																																																																						
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																						
Foundation:	1 - Concrete			A 3QBth:		Rating:																																																																																						
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																						
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																						
Sec Wall:		%		OthrFix:	1	Rating:	Average																																																																																					
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																								
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																					
Color:	WHITE			A Kits:		Rating:																																																																																						
View / Desir:				Frl:	1	Rating:	Average																																																																																					
GENERAL INFORMATION				WSFlue:		Rating:																																																																																						
Grade:	C - Average			CONDOS INFORMATION																																																																																								
Year Blt:	1953	Eff Yr Blt:		Location:																																																																																								
Alt LUC:		Alt %:		Total Units:																																																																																								
Jurisdct:	G12	Fact:	.	Floor:																																																																																								
Const Mod:				% Own:																																																																																								
Lump Sum Adj:				Name:																																																																																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																
Avg Ht/FL:	STD	Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																	
Prim Int Wall:	2 - Plaster	Functional:			%	Interior:		1	6	3																																																																																		
Sec Int Wall:		Economic:			%	Additions:																																																																																						
Partition:	T - Typical	Special:			%	Kitchen:																																																																																						
Prim Floors:	4 - Carpet	Override:			%	Baths:																																																																																						
Sec Floors:		Total:	18.6	%		Plumbing:																																																																																						
Bsmnt Flr:	12 - Concrete	CALC SUMMARY				Electric:																																																																																						
Subfloor:		Basic \$ / SQ:	95.00	COMPARABLE SALES				Totals	1	6	3																																																																																	
Bsmnt Gar:	1	Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price																																																																																				
Electric:	3 - Typical	Const Adj.:	0.99000001																																																																																									
Insulation:	2 - Typical	Adj \$ / SQ:	126.968																																																																																									
Int vs Ext:	S	Other Features:	68000																																																																																									
Heat Fuel:	2 - Gas	Grade Factor:	1.00																																																																																									
Heat Type:	1 - Forced H/Air	NBHD Inf:	1.00000000																																																																																									
# Heat Sys:	1	NBHD Mod:																																																																																										
% Heated:	100	LUC Factor:	1.00																																																																																									
Solar HW:	NO	Adj Total:	296091																																																																																									
% Com Wall:		Depreciation:	55073																																																																																									
		Deprecated Total:	241018																																																																																									
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																						
Make:																																																																																												
Model:																																																																																												
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19	Patio	D	Y	1	10X8	A	AV	1958	6.00	T	40.8	101			300		300																																																																											
More: N				Total Yard Items:				300	Total Special Features:								Total:	300																																																																										
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